173.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	764,400 / 764,400
					USE VALUE:	764,400 / 764,400
					ASSESSED:	764,400 / 764,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	SUTHERLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLYNN CHERYL A
Owner 2:	MORGAN MARY A
Owner 3:	
Street 1:	8 SUTHERLAND ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,657 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2130 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3657.000	430,700		333,700	764,400
Total Card	0.084	430,700		333,700	764,400
Total Parcel	0.084	430,700		333,700	764,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.87 | /Parcel: 358.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115093

GIS Ref

GIS Ref

Insp Date 06/27/18

PREVIOUS ASSESSMENT

Parcel ID 173.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	430,800	0	3,657.	333,700	764,500	764,500	Year End Roll	12/18/2019
2019	104	FV	336,200	0	3,657.	328,900	665,100	665,100	Year End Roll	1/3/2019
2018	104	FV	336,200	0	3,657.	252,700	588,900	588,900	Year End Roll	12/20/2017
2017	104	FV	315,300	0	3,657.	238,400	553,700	553,700	Year End Roll	1/3/2017
2016	104	FV	315,300	0	3,657.	219,300	534,600	534,600	Year End	1/4/2016
2015	104	FV	280,900	0	3,657.	205,000	485,900	485,900	Year End Roll	12/11/2014
2014	104	FV	280,900	0	3,657.	188,800	469,700	469,700	Year End Roll	12/16/2013
2013	104	FV	292,300	0	3,657.	188,800	481,100	481,100		12/13/2012

!13429!

PRINT

Date	Time
12/11/20	03:23:14

LAST REV

Date	Time
08/08/18	11:43:49

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13429

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORGAN GEORGE/E	27560-116		8/8/1997	Family		No	No		A

USER DEFINED

Prior Id # 1:	115093
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/27/1993	219	Manual	2,000					FIRE ESCAPE BALCON
5/24/1992	196	Manual	4,000					REROOF/CHANGE PITC

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	BS	Barbara S
2/9/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3657		Sq. Ft.	Site		0	70.	1.30	6			Topo	-10					333,717						333,700	

Total AC/HA: 0.08395 | Total SF/SM: 3657 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 333,717 | Spl Credit | Total: 333,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT. BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.17342973
Const Adj.:	0.99000001
Adj $ / SQ:	197.488
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	585252
Depreciation:	154507
Depreciated Total:	430746

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

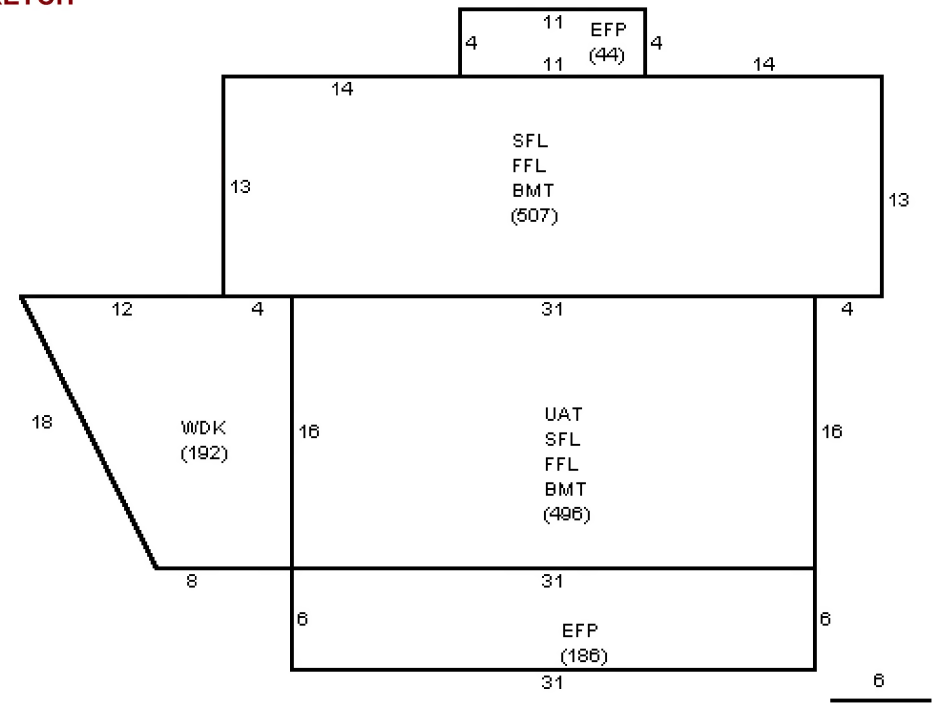
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	197.49
Special Features:	0	Val/Su Net:	121.15
Final Total:	430700	Val/Su SzAd	214.71

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,003	59.250	59,424
FFL	First Floor	1,003	197.490	198,081
SFL	Second Floor	1,003	197.490	198,081
EFP	Enclos Porch	230	38.670	8,894
WDK	Deck	192	11.100	2,130
UAT	Upper Attic	124	138.240	17,142

Net Sketched Area:	3,555	Total:	483,752
Size Ad	2006	Gross Are	3927	FinArea	2130
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	